

154.0

0004

0008.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
592,900 / 592,900
592,900 / 592,900
592,900 / 592,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
811		CONCORD TPKE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: GROBEL ELIZABETH	
Owner 2:	
Owner 3:	

Street 1: 55 GLENBURN ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	

Street 1:

Twn/City:

St/Prov: Cntry

Postal:

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1940, having primarily Wood Shingle Exterior and 1141 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	80.	1.03	9			Med. Tr	-10					410,400						410,400	

IN PROCESS APPRAISAL SUMMARY

Use Code								Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101								5000.000		182,500				410,400		592,900							
Total Card								0.115		182,500				410,400		592,900		Entered Lot Size					
Total Parcel								0.115		182,500				410,400		592,900		Total Land:					
Source: Market Adj Cost										Total Value per SQ unit /Card:		519.63		/Parcel:		519.63		Land Unit Type:					

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	182,500	0	5,000.	410,400	592,900		Year end	12/23/2021
2021	101	FV	176,600	0	5,000.	410,400	587,000		Year End Roll	12/10/2020
2020	101	FV	176,600	0	5,000.	410,400	587,000		587,000 Year End Roll	12/18/2019
2019	101	FV	166,200	0	5,000.	384,800	551,000	551,000 Year End Roll		1/3/2019
2018	101	FV	166,200	0	5,000.	318,100	484,300	484,300 Year End Roll		12/20/2017
2017	101	FV	166,200	0	5,000.	292,400	458,600	458,600 Year End Roll		1/3/2017
2016	101	FV	166,200	0	5,000.	266,800	433,000	433,000 Year End		1/4/2016
2015	101	FV	156,000	0	5,000.	261,600	417,600	417,600 Year End Roll		12/11/2014

Parcel ID 154.0-0004-0008.0

!12124!

PRINT

Date 12/30/21 Time 13:58:40

LAST REV

Date 04/09/14 Time 08:01:56

philc

12124

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	20141-161		10/1/1989			1	No	A	

TAX DISTRICT

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
10/30/2008	1365	Redo Kit	42,000					redo bath /new win	4/9/2014	Measured	PC	PHIL C
									1/13/2009	Measured	372	PATRIOT
									4/25/2000	Inspected	276	PATRIOT
									11/23/1999	Measured	256	PATRIOT
									7/19/1993		MF	

ACTIVITY INFORMATION

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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EXTERIOR INFORMATION

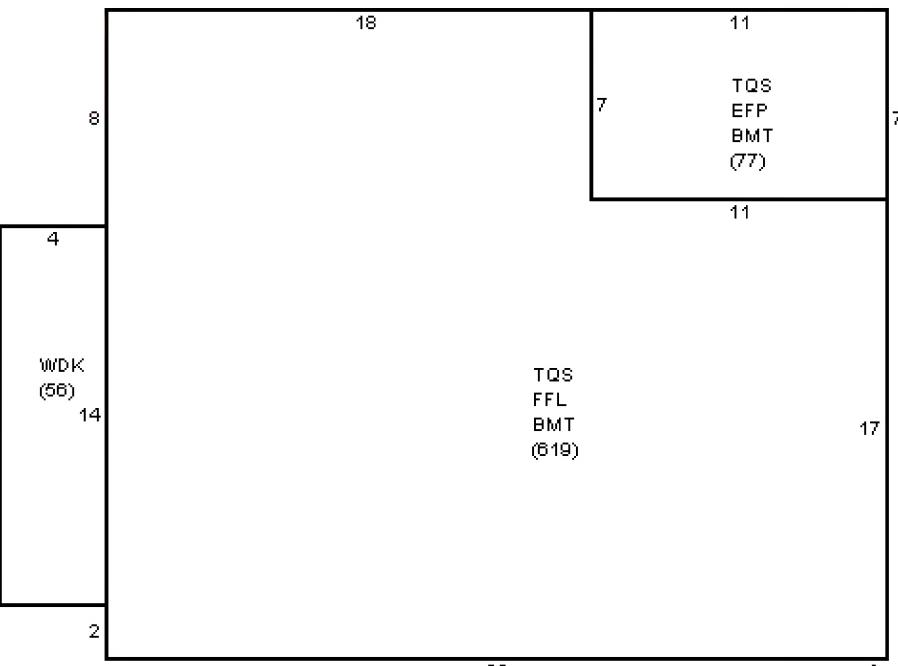
Type:	5 - Cape	
Sty Ht:	1T - 1 & 3/4 Sty	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:	2 - Clapboard	25 %
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	WHITE	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Good
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

INTERIOR WIP RE CK 7/09 FOR COND.

SKETCH**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1940
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G15
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

MOBILE HOME

Make: [] Model: [] Serial #: [] Year: [] Color: []

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod/JFact	Juris. Value

PARCEL ID 154-0004-0008.0

More: N

Total Yard Items: []

Total Special Features: []

Total: []

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 5 BRs: 2 Baths: 1 HB	

REMODELING

Exterior:	No Unit	RMS	BRS	FL
Interior:	1	5	2	
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals	1	5	2	

RES BREAKDOWN**CALC SUMMARY**

Basic \$ / SQ:	110.00		
Size Adj.:	1.35000002		
Const Adj.:	0.98990101		
Adj \$ / SQ:	147.0000		
Other Features:	71500		
Grade Factor:	1.00		
NBHD Inf:	1.00000000		
NBHD Mod:			
LUC Factor:	1.00		
Adj Total:	275578		
Depreciation:	93035		
Depreciated Total:	182543		
WtAv\$/SQ:	AvRate:	Ind.Val	
Juris. Factor:	1.00	Before Depr:	147.00
Special Features:	0	Val/Su Net:	92.64
Final Total:	182500	Val/Su SzAd:	159.95

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu # Ten
BMT	Basement	696	44.100	30,694					
FFL	First Floor	619	147.000	90,993					
TQS	3/4 Story	522	147.000	76,734					
EFP	Enclos Porch	77	61.950	4,770					
WDK	Deck	56	15.840	887					
Net Sketched Area:				204,078					
Size Ad	1141	Gross Area	2144	FinArea	1141				

IMAGE

AssessPro Patriot Properties, Inc